

# Capital Medical Park Phase 2

A RE-SUBDIVISION OF LOT 1 OF CAPITAL MEDICAL PARK  
A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 1 NORTH,  
RANGE 1 EAST, LEON COUNTY, FLORIDA AND LYING WITHIN THE  
CITY LIMITS OF TALLAHASSEE, FLORIDA

## NOTES

- (1) BEARINGS ARE BASED THE BEARING OF S 28°04'50" E ON THE WEST BOUNDARY OF LOT 1 OF CAPITAL MEDICAL PARK IN PLAT BOOK 9, PAGE 7, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
- (2) PROPERTY CORNERS IDENTIFIED AS IRON RODS (SET) ARE 24 INCH LONG - #5 REBAR (5/8 DIAMETER) RODS WITH A PLASTIC CAP SET ON TOP.
- (3) PROPERTY CORNERS (OR PERMANENT REFERENCE MONUMENTS) WHICH ARE IDENTIFIED AS CONCRETE MONUMENTS ARE 4 INCH BY 4 INCH BY 24 INCH LONG CONCRETE MONUMENTS WITH STEEL REINFORCEMENT INSIDE. THESE MONUMENTS HAVE A STEEL IDENTIFICATION DISK SET IN TOP.
- (4) THE CONSTRUCTION OF PERMANENT STRUCTURES INCLUDING FENCES, BUT EXCLUDING DRIVEWAYS, BY PROPERTY OWNERS IS PROHIBITED WITHIN DRAINAGE AND UTILITY EASEMENTS.
- (5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- (6) CABLE TELEVISION SERVICES: THIS PLAT DOES ALSO HEREIN PROVIDE USE OF ALL DEDICATED UTILITY EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH CHAPTER 177.09 (29) OF THE FLORIDA STATUTES.
- (7) THIS PROPERTY LIES IN FLOOD ZONE "X" AS DETERMINED BY THE FEDERAL INSURANCE RATE MAPS FOR LEON COUNTY, FLORIDA AND APPEARS ON PANEL NUMBER 120144 110 D WITH AN EFFECTIVE DATE OF NOVEMBER 19, 1997.

## DEDICATION STATE OF FLORIDA COUNTY OF LEON

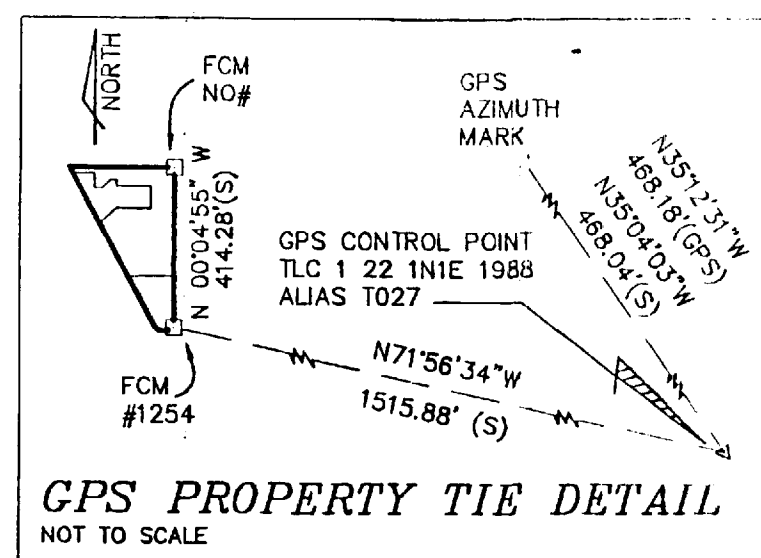
KNOW ALL MEN BY THESE PRESENTS THAT MYRLE R. GRATE, SR., MYRLE R. GRATE, JR. AND STEFAN A. KIEDROWSKI, THE OWNERS IN FEE SIMPLE OF THE LANDS SHOWN HEREON AND PLATTED AS CAPITAL MEDICAL PARK PHASE 2 AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION** —  
Lot 1, of Capital Medical Center, as recorded in Plat Book 9, Page 7, of the Public Records of Leon County, Florida.

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, THE 8 FOOT WIDE UTILITY EASEMENT ALONG THE EASTERLY RIGHT-OF-WAY OF PROFESSIONAL PARK CIRCLE AS INDICATED IN THE RECORD PLAT OF CAPITAL MEDICAL PARK SUBDIVISION, RECORDED IN PLAT BOOK 9, PAGE 7, AND THE 20 FOOT WIDE UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS 999, PAGE 1723, IN LEON COUNTY, FLORIDA. THE EASEMENTS LABELED AS EASEMENTS #1 THROUGH #4 ARE DEDICATED TO THE PERPETUAL USE OF THE CURRENT AND FUTURE OWNERS OF PARCELS A, B & C. ALL EASEMENTS FOR INGRESS/EGRESS AND OTHER PURPOSES AND ALL PURPOSES INCIDENT THERETO, AS SHOWN AND DEDICATED HEREON, RESERVING HOWEVER, THE REVERSION OR REVERSIONS THEREOF SHOULD THE SAME BE RENOUNCED, DISCLAIMED, ABANDONED OR THE USE THEREOF DISCONTINUED AS PRESCRIBED BY LAW BY APPROPRIATE OFFICIAL ACTION BY THE PROPER OFFICIALS HAVING CHARGE AND JURISDICTION THEREOF, THIS

DAY OF \_\_\_\_\_, A. D., 2003.

MYRLE R. GRATE, SR.	WITNESS
_____	WITNESS
WILMA GRATE	WITNESS
_____	WITNESS
MYRLE R. GRATE, JR.	WITNESS
_____	WITNESS
STEFAN A. KIEDROWSKI	WITNESS
_____	WITNESS



GARY G. ALLEN REGISTERED LAND SURVEYOR, INC.  
4101 APALACHEE PARKWAY  
TALLAHASSEE, FLORIDA 32311  
(850)-877-0541

NOTE: IMPROVEMENTS, IF THEY EXIST ON THIS PROPERTY, ARE NOT REFLECTED ON THIS PLAT.

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

## LEGEND

F.C.M. = FOUND CONCRETE MONUMENT  
F.I.R. = FOUND IRON ROD  
S.I.R. = SET IRON ROD W/CAP #LB5509  
S.C.M. = SET CONCRETE MONUMENT #LB5509  
C.D.T. = CITY OF TALLAHASSEE  
H.O.A. = HOMEOWNERS ASSOCIATION  
Δ = CENTRAL ANGLE (DELTA)  
R = RADIUS  
L = LENGTH OF CURVE  
CB = CHORD BEARING  
CL = CHORD LENGTH  
(P) = PLAT BEARING AND/OR DISTANCE  
(FROM PLAT BOOK 9, PAGE 7)  
(S) = SURVEY BEARING AND/OR DISTANCE  
○ = FOUND IRON ROD  
● = SET IRON ROD W/CAP #LB5509  
■ = FOUND CONCRETE MONUMENT  
▲ = SET CONCRETE MONUMENT #LB5509 (PCM)  
▲ = SET NAIL & CAP #LB5509 (PCP)

## RECORD PLAT REVIEW APPROVAL

PLAT REVIEWED FOR COMPLIANCE OF CHAPTER 177 F. S.

BERTIE L. ANGLIN, P. S. M.  
CITY LAND SURVEYOR  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION No. 2698

## SITE PLAN REVIEW APPROVAL:

THIS PLAT CONFORMS TO THE PRELIMINARY PLAT PROVISION MADE BY THE DEVELOPMENT REVIEW COMMITTEE ON THE

DAY OF \_\_\_\_\_, A. D., 2003.

EXECUTIVE SECRETARY OF THE DEVELOPMENT REVIEW COMMITTEE

## CITY COMMISSION

THE CITY COMMISSION OF TALLAHASSEE, FLORIDA, APPROVES THIS PLAT THIS:

DAY OF \_\_\_\_\_, A. D., 2003.

CITY ATTORNEY

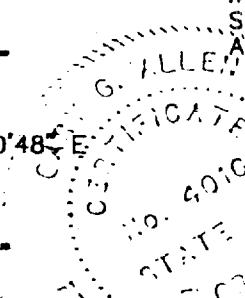
CITY TREASURER-CLERK

MAYOR

CITY ENGINEER

## CERTIFICATION

I hereby certify that this survey was made under my responsible direction and supervision and is a correct representation of the land surveyed and that the permanent reference monuments and permanent control points have been set and that the survey data and monumentation comply with chapter 177 of the Florida Statutes and Chapter 61G17-6 of the Florida Administrative Code.



Gary G. Allen  
Gary G. Allen, P.S.M.  
Professional Surveyor and Mapper  
Florida Registration No. 4016  
Date: 4-24-2003

Representing Gary G. Allen Registered Land Surveyor, Inc. ~ Corporate Number 5509

SHEET 1 OF 2.

drawing: 85-394P.dwg, by RML

03 JUN 26 PM 1:52  
ENGINEERING DIVISION

# Capital Medical Park Phase 2

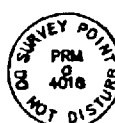
A RE-SUBDIVISION OF LOT 1 OF CAPITAL MEDICAL PARK  
A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 1 NORTH,  
RANGE 1 EAST, LEON COUNTY, FLORIDA AND LYING WITHIN THE  
CITY LIMITS OF TALLAHASSEE, FLORIDA

## NOTES

Plastic  
Cap



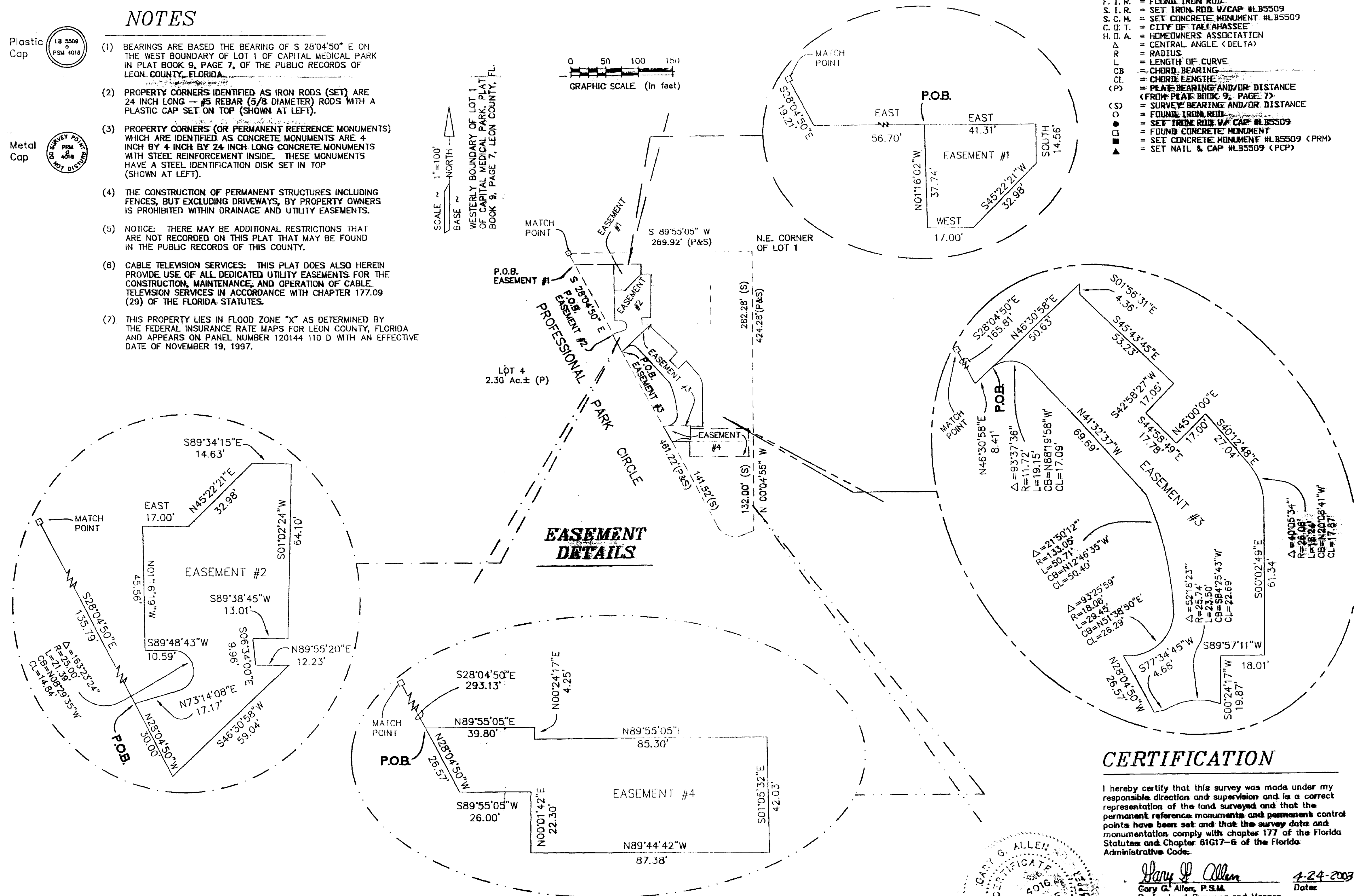
Metal  
Cap



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SCALE 1"=100'  
NORTH  
WESTERLY BOUNDARY OF LOT 1  
OF CAPITAL MEDICAL PARK, PLAT  
BOOK 9, PAGE 7, LEON COUNTY, FL.

0 50 100 150  
GRAPHIC SCALE (in feet)



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EXIST ON THIS PROPERTY, ARE  
NOT REFLECTED ON THIS PLAT.

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

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- ▲ = SET NAIL & CAP #LB5509 (PCP)

## CERTIFICATION

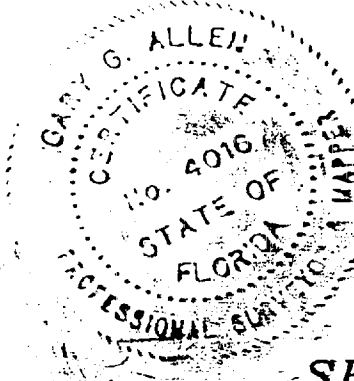
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Gary G. Allen  
Gary G. Allen, P.S.M.

Professional Surveyor and Mapper  
Florida Registration No. 4016

Representing Gary G. Allen Registered Land  
Surveyor, Inc. ~ Corporate Number 5509

4-24-2003  
Date



SHEET 2 OF 2.

drawings: 85-394P.dwg, by RMA

JOB No. 85-394  
FIELD WORK 3/28/02  
PLAT 6/14/02  
FIELD BOOK 595  
PAGE 75

GARY G. ALLEN REGISTERED LAND SURVEYOR, INC.  
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